



Affordable Housing Needs Assessment Request For Qualifications (RFQ)

OCTOBER 2004

RFQ (Request for Qualifications)

Centre County desires to retain professional services for the purpose of conducting a comprehensive, countywide affordable housing needs assessment.

The Affordable Housing Needs Assessment will provide the basis for future planning and economic and community development efforts in order to:

- Develop new public policies and programs related to housing;
- Facilitate the private sector's development of affordable housing by the provision of market data that can be used to appropriately design, and acquire financing for, residential projects;
- Develop recommendations for ways to generate and allocate public and private resources for housing development;
- Plan for future housing impacts connected with anticipated growth;
- Monitor the effectiveness of housing programs and projects that might be initiated; and,
- Identify options for integrating affordable housing units within new or existing neighborhoods.

The Assessment will entail:

- Defining the problem;
- Developing the County Housing Profile;
- Analysis;
- Key Findings; and,
- Final Report.



RFQ SCHEDULE

September 19 and 22, 2004

RFQ was advertised.

October 18, 2004

Last day to submit Qualifications.

October 19, 2004

Qualifications packets opened at the Centre County Board of Commissioners regular meeting.

November 15 and 17, 2004

Consultant Interviews conducted by the Consultant Selection Committee of the Centre County Affordable Housing Coalition.

January 11, 2005

Deadline for making a recommendation to the Centre County Board of Commissioners.

CONSULTANT SELECTION COMMITTEE

Randy Holderman

Housing Authority of Centre County

Lu Hoover

State College Borough Planning Department

Lisa Kovalick

Community Action of Central Pennsylvania, Inc.

D.J. Liggett

Centre Regional Planning Agency

Linda Marshall

Centre County Planning Office

Bob Ott

Centre County Office of Adult Services

Ron Quinn

Housing Transitions, Inc.

Dick Stuby

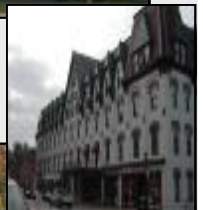
InterFaith Mission

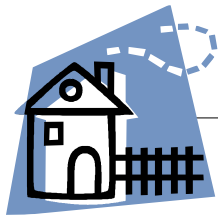
Natalie Wert

Centre County Office of Mental Health/Mental Retardation

Partners

- Centre County Board of Commissioners
- Centre County Planning Office
- Housing Authority of Centre County
- Centre County Office of Adult Services
- Centre County Office of Aging
- Centre County Children and Youth Services
- Centre County Office of Mental Health/Mental Retardation
- Centre County Affordable Housing Coalition
- Centre Regional Planning Agency
- State College Borough Planning Department





Centre County Economic Factors-A Snapshot.

Could Centre County workers listed below afford to buy the median priced house in our County? The standard 'rule of thumb' used is that a household can afford to purchase a home that costs three times their annual income.

(Source: Housing Alliance of Pennsylvania)

Median value of an owner-occupied home*	\$114,900
Estimated (2004) Area Median Family Income (AMI)*	\$59,100
80% AMI	\$47,280
50% AMI	\$29,550
30% AMI	\$17,730

*2000 US Census

**US Department of Housing and Urban Development

Median Occupational Wages in Centre County-1998

Accountants & Auditors	\$34,740
Advertising Sales Representatives	\$25,530
Dental Assistants	\$20,210
Emergency Medical Technicians	\$18,390
Engineering Technician	\$42,390
Preschool Teachers	\$16,690
Police Patrol Office	\$41,600
Teachers-Elementary School	\$38,250
Registered Nurses	\$36,170
Typists	\$22,430
Water and Waste Treatment Plant Operators	\$13,340
Welders & Cutters	\$25,740

(Source: Pennsylvania Labor Market Information Database System- www.palmids.state.pa.us)

Patiently waiting...

Housing Authority of Centre County's Section 8 Waiting List- 117 names and has been closed for the past 8 months. Centre House and Women's Resource Center Shelters length of stay has increased from 30 to 60 days due to the lack of permanent affordable housing.

For more information, contact: Linda Marshall

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